

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1309 CHICON STREET IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-neighborhood plan (LR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0136, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9 and 10, Block 8, Habicht Addition of Outlot 34, Division B, City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 43, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1309 Chicon Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are prohibited uses of the Property:

1 Automotive repair services
2 Automotive sales
3 Bail bond services
4 Day care services (commercial)
5 Day care services (limited)
6 Exterminating services
7 Hospital services (general)
8 Indoor sports and recreation
9 Outdoor entertainment
10 Plant nursery
11 Service station

Automotive rentals
Automotive washing (of any type) -
Consumer repair services
Day care services (general)
Drop-off recycling collection facility
Funeral services
Hospital services (limited)
Medical offices (of any type)
Pawn shop services
Residential treatment

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13 **PART 4.** The Property is subject to Ordinance No. 001207-047 that established the
14 Chestnut neighborhood plan combining district.

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16 **PART 5.** This ordinance takes effect on _____, 2008.

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19 **PASSED AND APPROVED**

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21 §
22 §
23 _____, 2008 § _____

24 Will Wynn
25 Mayor

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28 **APPROVED:** _____ **ATTEST:** _____
29 David Allan Smith Shirley A. Gentry
30 City Attorney City Clerk



ZONING EXHIBIT A

-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0136
 ADDRESS: 1309 CHICON ST
 SUBJECT AREA: 0.358 ACRES
 GRID: K23
 MANAGER: R. HEIL



1" = 100' OPERATOR SM

This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.